



smarthomes

## Baldwins Lane

Hall Green, Birmingham, B28 0QE

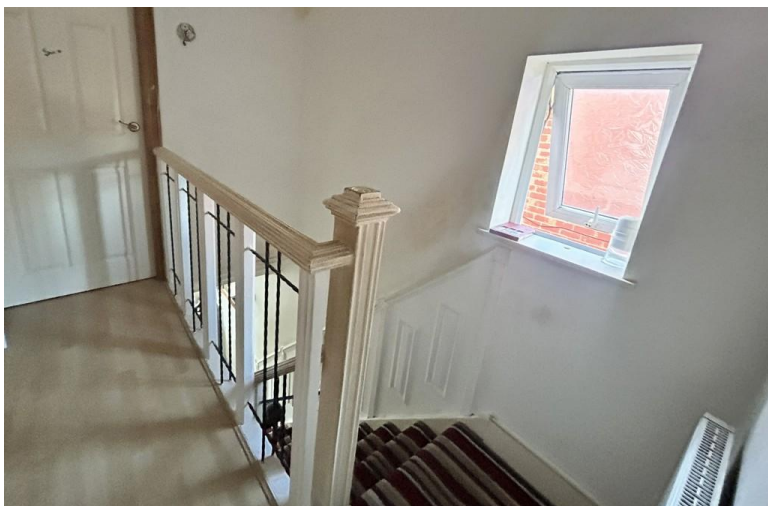
- An Extended Semi-Detached Property
- Three Bedrooms
- Two Reception Rooms
- Southerly Facing Rear Garden

**£300,000**

EPC Rating - 53

Current Council Tax Band - C





## Property Description

The property is set back from the road behind a driveway providing off road parking extending to a UPVC double glazed door leading into

### Enclosed Porch

With double glazed windows to property frontage and side and further single glazed wooden door leading to

### Entrance Hallway

With double glazed windows to front, laminate flooring, ceiling light point, radiator, stairs leading to the first floor accommodation with useful under-stairs storage area and doors leading off to



### Reception Room One to Front

14' 1" x 11' 1" (4.3m x 3.4m) With UPVC double glazed bay window to front elevation, laminate flooring, wall mounted radiator, ceiling light point and a living flame gas fire with marble hearth and wooden surround



### Reception Room Two to Rear

11' 9" x 10' 9" (3.6m x 3.3m) With laminate flooring, wall mounted radiator, ceiling down lighters and light point and aluminium framed double glazed sliding patio doors to rear



### Fitted Kitchen to Rear

8' 6" x 5' 6" (2.6m x 1.7m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit. Space for freestanding electric cooker, space and plumbing for washing machine, tiling to splash back areas, ceiling light point, UPVC double glazed window to the rear aspect and wooden door to



### Garden Room

24' 7" x 7' 2" (7.5m x 2.2m) With UPVC double glazed windows to rear, UPVC double glazed doors leading out to the rear garden and wooden door leading to side lean to

### Landing

With ceiling light point, obscure double glazed window to side, radiator, laminate flooring, loft hatch and doors leading off to

### Bedroom One to Front

14' 1" x 11' 1" (4.3m x 3.4m) With double glazed bay window to front elevation, radiator, ceiling light point, laminate flooring and a range of built in wardrobes with mirrored sliding doors

### Bedroom Two to Rear

11' 9" x 11' 1" (3.6m x 3.4m) With double glazed window to rear elevation, laminate flooring, radiator, ceiling light point and built in wardrobes with mirrored sliding doors

### Bedroom Three to Front

7' 2" x 5' 10" (2.2m x 1.8m) With double glazed window to front elevation, laminate flooring, radiator and ceiling light point

### Family Bathroom to Rear

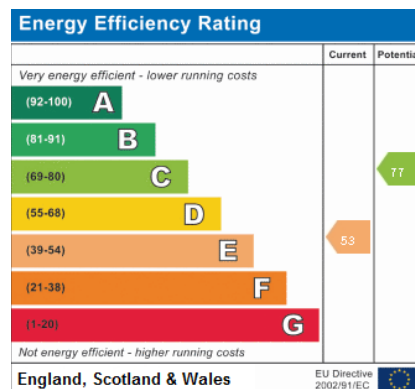
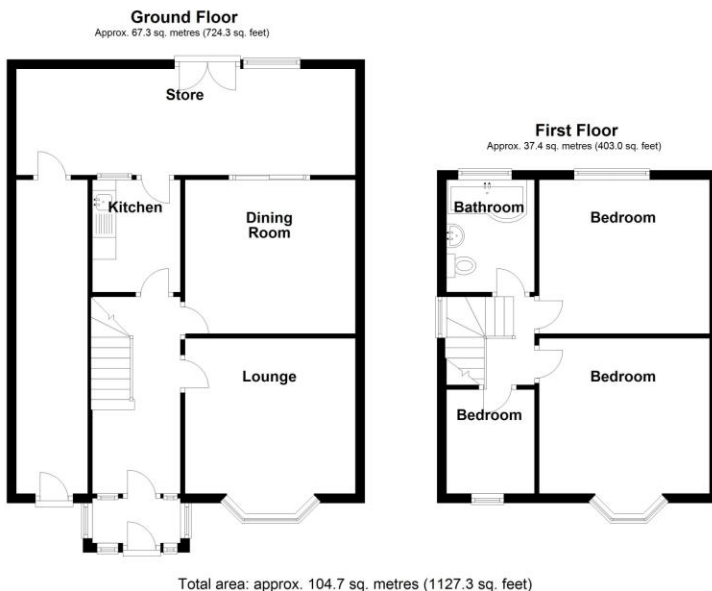
8' 2" x 5' 10" (2.5m x 1.8m) Being fitted with a white suite comprising of a P shaped panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the rear elevation

### Southerly Facing Rear Garden

Being mainly laid to lawn with terrace patio area, gated rear access, security lighting and panelled fencing to boundaries

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - C



316 Stratford Road  
Shirley  
Solihiull  
West Midlands  
B90 3DN

www.smart-homes.co.uk  
shirley@smart-homes.co.uk  
0121 744 4144

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